

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE – W/S
Falls Run Road, 1944' SW of Liberty Road* ZONING COMMISSIONER
(3914 Falls Run Road)
2nd Election District * OF BALTIMORE COUNTY
1st Council District * Cases Nos. II-609 & 02-359-A

Edward A. Terry, Jr., et ux
Owners/Developers *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.), which allows consideration of a development plan and requests for zoning relief under a single public hearing. Pursuant to the development review regulations codified in Title 26 thereof, the Owners/Developers seek approval of a development plan prepared by Thomas J. Hoff, Inc., for the proposed subdivision of the subject property to create four (4) residential lots, three of which are existing. In addition, variance relief is requested from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn) to be located in the front yard in lieu of the required rear yard, and with a height greater than the maximum allowed 15 feet. The subject property consists of a gross area of 13.92 acres, more or less, zoned R.C.5, and is located on the northeast side of Falls Run Road, just south of Liberty Road in Randallstown. The proposed subdivision is more particularly described on the red-lined development plan submitted and marked into evidence as Developer's Exhibit 1.

Pursuant to the development review process codified in Title 26 of the Baltimore County Code, the first step requires the filing of a concept plan depicting the proposed development in a schematic fashion for review by the Department of Permits and Development Management (DPDM). Thereafter, a conference is held between representatives of the Owner/Developer and reviewing County agencies. In this case, the Concept Plan Conference (CPC) was held on November 19, 2001. The second step of the process requires a Community Input Meeting (CIM) which is held during the evening hours at a location near the property in question

ORDER FOR FILING

Date

By

6/22/02
Rop

to provide residents of the locale an opportunity to review the plan and question the applicant. In this case, the CIM was held on December 19, 2001 at the Hernwood Elementary School. Thereafter, a Development Plan Conference (DPC) is held at which time the applicant submits a revised plan incorporating amendments and revisions based upon comments made at the CPC and/or CIM. In this case, the DPC conference was held on March 27, 2002. The matter is subsequently scheduled for a Hearing Officer's Hearing at which time the plan is either approved or denied. In this case, the Hearing Officer's Hearing was conducted on April 18, 2002.

Appearing at the public hearing required for this project were Edward A. Terry, Jr., and his wife, Lady A. Terry, Owners/Developers, and Thomas J. Hoff, the Landscape Architect who prepared the development plan. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Walt Smith, on behalf of Dave Green, Project Manager; Herb Oberc, Development Plans Review; Stephanie Wright, Land Acquisition; and, Donna Thompson, Zoning Review. Also appearing on behalf of the County were Jeff Long, Office of Planning (OP); Todd Taylor, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). There were no citizens from the surrounding locale or other interested persons present.

As noted above, the subject property contains a gross area of 13.92 acres, more or less, zoned R.C.5, and is located with frontage on the northwest side of Falls Run Road, just south of Liberty Road in Randallstown. As the result of a minor subdivision under Case No. 99-090-M, which was approved in June 2000, the owners of the subject property divided their holdings to create two additional building lots for their children. Presently, the property is improved with three single family dwellings, namely 3914 Falls Run Road (Lot 1), in which Mr. & Mrs. Terry reside, and 3918 (Lot 3) and 3920 (Lot 2) Falls Run Road. The property owners now propose to subdivide Lot 1 to create a fourth lot, to be known as 3916 Falls Run Road, on which a single family dwelling will be constructed for their youngest daughter. In that more than three lots have been created from the original single parcel, the proposed subdivision is subject to the

OFFICE OF THE CLERK
Date 5/22/02
By [Signature]

development review regulations codified in Title 26 of the Baltimore County Code. That is, the Minor Subdivision Process is applicable only for developments of three lots or less. Although there is a subdivision proposed, the property will continue to be occupied by the Terry family.

As noted above, Mr. & Mrs. Terry reside in the dwelling known as 3914 Falls Run Road (Lot 1). Lot 1 presently contains a gross area of 8.28 acres; however, as a result of the proposed subdivision to create the fourth lot, that parcel will be reduced in size to 6.25 acres. Additionally, the driveway providing access to this lot will be relocated and reconfigured. Lots 2 and 3, respectively 3920 and 3918 Falls Run Road, which were created by the previous minor subdivision, contain 2.93 and 2.72 acres, respectively. The fourth lot will contain 2.02 acres in area and, as noted above, will be conveyed to the Terry's youngest daughter.

It need be emphasized that there were no Protestants or representatives from the surrounding community present. In this regard, the proposal apparently enjoys universal community support. Insofar as Baltimore County is concerned, there were but two issues raised at the hearing. In this regard, the record reflects that there were no issues or unresolved comments identified by Jan Cook (Department of Recreation and Parks), Donna Thompson (Zoning Review), Stephanie Wright (Land Acquisition), or, Jeff Long (Office of Planning). Only Mr. Taylor of DEPRM and Mr. Oberc of Development Plans Review, representing the Department of Public Works, raised open issues.

On behalf of DEPRM, Mr. Taylor indicated that his agency had not had an opportunity to review the Developer's request for a waiver from certain storm water management regulations. In this regard, the plan shows that a waiver was previously granted from those regulations during the minor subdivision process; however, since that time, new regulations have been enacted. Apparently the Developer had recently submitted computations and studies in support of its latest waiver request. Thus, the hearing was continued so that DEPRM could complete its review. By letter dated May 7, 2002, received by this Hearing Officer on May 15, 2002, DEPRM has granted a waiver from Section 14-155(d)(1) of Article 5 of the Baltimore County Code. This Section allows a variance from the storm water management regulations upon

ORDER PROCESSED FOR FILING
Date 5/22/02
By [Signature]

a finding of exceptional circumstances and a determination that strict adherence to the provisions of that Article would result in unreasonable hardship or practical difficulty. Certain conditions as fully set forth in that letter were attached to the granting of the waiver. Therefore, the granting of that waiver resolves the open issue raised by DEPRM. The conditions required by DEPRM as set out in their letter of May 7, 2002 shall be incorporated in the approval of the development plan. Moreover, the record of this case shall be deemed to have been closed on May 15, 2002, the date DEPRM's letter was received by this Hearing Officer. Under the Code, the decision of the Hearing Officer is due within 15 days of the date the record of the case is closed, or, as in this case, May 30, 2002.

The second issue identified at the hearing related to access to the subject property. As noted above, vehicular access is by way of Falls Run Road, a private drive that leads from Liberty Road. Photographs of the road were submitted at the hearing, which show that the road is gravel-covered and of varying widths. In my view, the road is in character with the rural nature of the locale. As importantly, the Developer produced a Petition signed by all of the residents in this area who have access from Falls Run Road indicating that they are "totally opposed" to having the existing Falls Run Road improved to meet Baltimore County standards (i.e., 18-foot wide paved open section). Testimony offered at the hearing indicated that improvements to the road are unnecessary and will be contrary to the best interests of the neighborhood. Specifically, the road is flat and access does not presently appear to be a problem. As noted above, only one additional single family lot is proposed. That is, the previous minor subdivision did not require improvements to the road. The applicants reasonably argue that such significant road improvements are not necessary for one additional dwelling. From a practical standpoint, it is also reasonable not to require improvements to the road. As noted above, the bed of the road appears to be primarily flat and the pull-off of traffic onto the shoulder is not problematic. As importantly, major road improvements as required under Public Works' standards would alter the character of this neighborhood.

Based upon all of these factors, I will require that no road improvements be undertaken to Falls Run Road, as a condition of approval of the development plan, pursuant to Section 26-206(o) of the Code. I am appreciative of the policy of the Department of Public Works. The standards established by that Department are to insure adequate access for both residents and emergency vehicles, as well as other visitors. Nonetheless, a fair review of the testimony and evidence presented in this case is persuasive to a finding that improvements are not warranted in this instance. The peculiar circumstances and facts associated with this case are persuasive to that finding. Thus, the plan shall be approved without the requested road improvements.

The final issue relates to the zoning relief requested for the existing barn. This barn is located on Lot 1, the long-time residence of Mr. & Mrs. Terry. Although no new construction is proposed, the proposed subdivision of Lot 1 and relocation of the driveway access thereto will result in a reorientation of the house. As a result of that reorientation, the existing barn will be located in the front yard. The structure is apparently quite old and has been at its present height of 15.5 feet since it was built. To require its removal or relocation is impractical and unwarranted. Its location and use are appropriate. In my judgment, the applicants have satisfied the requirements of Section 307 of the B.C.Z.R. so that variance relief can be granted.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 22nd day of May, 2002 that the red-lined development plan for the Edward A. Terry, Jr. Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restriction:

- 1) There shall be no road improvements to Falls Run Road.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an

ORDERED: JUNE 11, 2002
Date: 6/11/02
By: [Signature]

existing accessory structure (barn) to be located in the front yard in lieu of the required rear yard (Lot 1), and with a height greater than the maximum allowed 15 feet, in accordance with Developer's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.



LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

ORDER PROVIDED FOR FILING
Date 5/22/12
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 22, 2002

Mr. & Mrs. Edward A. Terry, Jr.
3914 Falls Run Road
Randallstown, Maryland 21133

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE
W/S Falls Run Road, 1944' SW of Liberty Road
(3914 Falls Run Road)
2nd Election District – 1st Council District
Edward A. Terry, Jr., et ux – Owners/Developers
Cases Nos. II-609 & 02-359-A

Dear Mr. & Mrs. Terry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204
Dave Green, Proj. Mgr.; Bob Bowling, DPDM (DPW); Bruce Seeley, DEPRM;
Jeff Long; OP; Jan Cook, R&P; People's Counsel; Case File





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 25, 2002

Mr. Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
(3914 Falls Run Road)
Edward A. Terry, Jr., et ux - Owners/Developers
Cases Nos. II-609 & 02-359-A

Dear Mr. Hoff:

This is to confirm results of the Hearing Officer's Hearing in the above-captioned matter conducted on April 18, 2002.

As you know, there were two outstanding issues/unresolved comments identified at the hearing. The first was a comment from the Development Plans Review division of the Department of Permits and Development Management (DPDM) on behalf of the Department of Public Works. Specifically, the Department of Public Works has requested certain improvements to the private drive that leads to the Terry property. Testimony and evidence was received on that issue, both on behalf of the Developer, and also from Herbert Oberc on behalf of the Department of Public Works. I will consider all of that testimony and evidence during my deliberations regarding this case. The second was an issue raised by the Department of Environmental Protection and Resource Management (DEPRM). As I understand the situation, that Department has not had the opportunity to consider your request for a waiver from certain of the storm water management regulations. Apparently, information was recently submitted to DEPRM in support of that request and DEPRM was unable to make a determination at the time of the hearing. Thus, the hearing was continued.

Ultimately, I expect to receive a revised development plan comment from DEPRM as to whether the requested storm water management waiver has been granted and identifying any conditions associated therewith. Upon receipt of that information, I will determine whether another Hearing Officer's Hearing is necessary and will so advise. If another hearing is not necessary, my decision will be made based upon the revised comment submitted by DEPRM as well as the record produced on April 18, 2002. If additional public hearings are necessary, they will be scheduled and you will be so advised of the new date(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Edward A. Terry, Jr.
3924 Falls Run Road, Randallstown, Md. 21133
Mr. & Mrs. Edward A. Terry III, 3920 Falls Run Road, Randallstown, Md. 21133
Mr. & Mrs. Eric A. Block, 3918 Falls Run Road, Randallstown, Md. 21133
R. Bruce Seeley, DEPRM; Dave Green, Project Manager, DPDM; Case File

Come visit the County's Website at www.co.ba.md.us



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3914 FALLS RUN RD.

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

EDWARD A. TERRY, JR.

Name - Type or Print

Signature

LADY A. TERRY

Name - Type or Print

Signature

3914 FALLS RUN RD. 410-496-0661

Address Telephone No.

RANDALLSTOWN MD. 21133

City State Zip Code

Representative to be Contacted:

THOMAS J. HOFF

Name

406 WEST PENNSYLVANIA AVE

Address

TOWSON MD. 21204 410-296-3660

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 3/1/02

ORDER RECEIVED FOR FILING

Date

By

Case No. 02-359-A

2002 9/15/98

3914 FALLS RUN ROAD

VARIANCES REQUESTED:

- 1) SECTION 400.1 – VARIANCE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (EX. BARN) IN THE FRONT YARD OF LOT ONE.
- 2) SECTION 400.3 – VARIANCE TO ALLOW AN EXISTING ACCESSORY STRUCTURE (EX. BARN) GREATER THAN 15' HIGH ON LOT ONE.

ORDER RECEIVED FOR FILING
Date 5/22/12
By [Signature]

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

February 26, 2002

Description of Edward A. Terry, Jr. Property, Falls Run Road, to Accompany Petition for Variances.

BEGINNING FOR THE SAME at a point on the west R/W line of Falls Run Road (private R/W 50' wide), being 1,944 feet more or less southwest from the centerline of Liberty Road.

Thence binding on the west side of Falls Run Road,

- 1) South 24 degrees 58 minutes 52 seconds West 254.92 feet,
- 2) South 61 degrees 41 minutes 29 seconds West 559.01 feet,

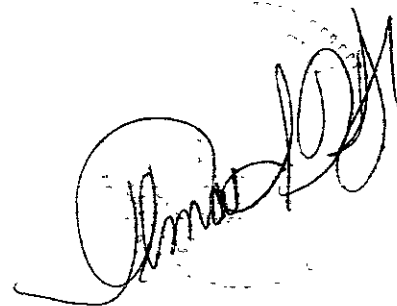
Thence leaving the west side of Falls Run Road,

- 3) North 58 degrees 12 minutes 00 seconds West 590.97 feet,
- 4) North 23 degrees 07 minutes 07 seconds East 494.99 feet,
- 5) North 32 degrees 53 minutes 38 seconds East 248.59 feet,
- 6) South 58 degrees 11 minutes 37 seconds East 909.26 feet to the place of beginning,

Containing 13.92 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

A handwritten signature in black ink, appearing to read 'Thomas J. Hoff', is located in the bottom right corner of the document. The signature is stylized and written over a faint circular stamp.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11110

DATE 3/1/02 ACCOUNT R0010066150
AMOUNT \$ 50.00

RECEIVED FROM: Tom Hoff

FOR: ITEM #359 02-359-A 3914 FALLS ROW RD.

BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/06/2002	3/01/2002	15:16:14
REG 0002	CASHIER JENA JEE	DRAWER 2
>> RECEIPT # 192045		
Desc	5 528 ZONING VERIFICATION	
GR NO.	011110	

Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF PUBLIC
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-359-A
3914 Falls Run Road
W/S Falls Run Road, 1944' SW
centerline Liberty Road
2nd Election District
1st Councilmanic District

Legal Owner(s): Lady and
Edward A. Terry, Jr.

Variance: to allow an existing accessory structure (ex. Barn) in front yard of lot one; to allow an existing accessory structure (ex. Barn) greater than 15 feet high on lot one.

Hearing: Thursday, April
18, 2002 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Busley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

4/012 Apr. 4 CS29923

CERTIFICATE OF PUBLICATION

4/4/2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/4/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 02-359-A
Petitioner/Developer:
Edward A. Terry, Jr..
Hearing Date: 04/18/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen:

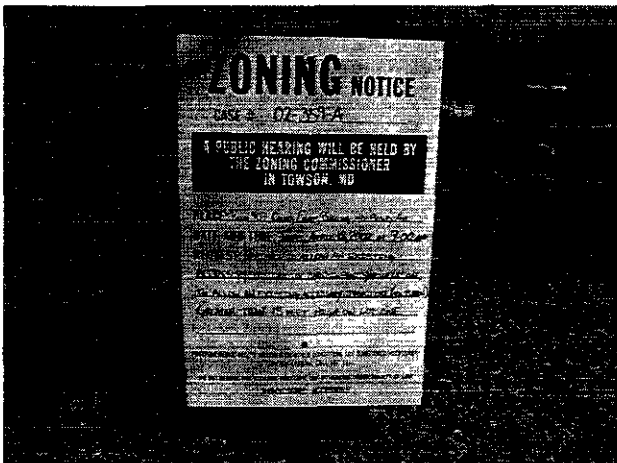
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **3914 Falls Run Rd.**

The sign(s) were posted on **03/21/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: ITEM 359 02-359-A

Petitioner: EDWARD A. TERRY, JR.

Address or Location: 3914 FALLS RUN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD A. TERRY, JR.

Address: 3914 FALLS RUN RD.

RANDALLSTOWN, MD. 21133

Telephone Number: 410-494-0661

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2002 Issue – Jeffersonian

Please forward billing to:
Edward A Terry Jr
3914 Falls Run Road
Randallstown MD 21133

410 496-0661

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-359-A
3914 Falls Run Road
W/S Falls Run Road, 1944' SW centerline Liberty Road
2nd Election District – 1st Councilmanic District
Legal Owner: Lady and Edward A Terry Jr

Variance to allow an existing accessory structure (ex. Barn) in front yard of lot one; to allow an existing accessory structure (ex. Barn) greater than 15 feet high on lot one.

HEARING: Thursday, April 18, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *LS*
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 18, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-359-A

3914 Falls Run Road

W/S Falls Run Road, 1944' SW centerline Liberty Road

2nd Election District – 1st Councilmanic District

Legal Owner: Lady and Edward A Terry Jr

Variance to allow an existing accessory structure (ex. Barn) in front yard of lot one; to allow an existing accessory structure (ex. Barn) greater than 15 feet high on lot one.

HEARING: Thursday, April 18, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Mr. & Mrs. Terry Jr, 3914 Falls Run Road, Randallstown 21133
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 3, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

March 7, 2002

Edward A. & Lady A. Terry, Jr.
3914 Falls Run Road
Randallstown, MD 21133

Re: Terry Edward A. Jr. Property
PDM #II-609

Dear Mr. & Ms. Terry:

The Development Plan Conference, and the Hearing Officer's Hearing, have been scheduled on the above referenced project. Please arrange to attend these meetings with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Wednesday, March 27, 2002 Time: 10:00 AM
Location: Development Management Conference Room 123
County Office Building; 111 W. Chesapeake Avenue; Towson, MD 21204

HEARING OFFICER'S HEARING:

Date: Thursday, April 18, 2002 Time: 9:00 AM
Location: Room 407, Courts Building; 401 Bosley Avenue; Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing, is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Also, it is the developer's responsibility to post the property. Please note the property must be posted by **March 21, 2002**. A county authorized sign posting company must post the sign(s). A list of authorized sign posters is available in Room 123 of the County Office Building. A certificate of posting and photograph of the sign must be forwarded to this office prior to the Hearing Officer's Hearing.

Sincerely,

A handwritten signature in cursive script that reads "David A. Green/dab".

David A. Green
Project Manager

DAG:dak

c. Thomas J Hoff, Inc

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 12, 2002

reset
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-359-A

EDWARD A TERRY PROPERTY

3914 Falls Run Road

W/S Falls Run Road, 1944' SW centerline Liberty Road

2nd Election District – 1st Councilmanic District

Legal Owner: Lady and Edward A Terry Jr

Variance to allow an existing accessory structure (ex. Barn) in front yard of lot one; to allow an existing accessory structure (ex. Barn) greater than 15 feet high on lot one.

THURSDAY APRIL 18 2002

HEARING: Tuesday, April 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Mr. & Mrs. Terry Jr, 3914 Falls Run Road, Randallstown 21133
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 8, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 9, 2002 Issue – Jeffersonian

Please forward billing to:
Edward A Terry Jr
3914 Falls Run Road
Randallstown MD 21133

410 496-0661

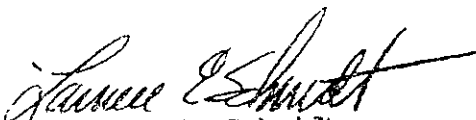
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-359-A
3914 Falls Run Road
W/S Falls Run Road, 1944' SW centerline Liberty Road
2nd Election District – 1st Councilmanic District
Legal Owner: Lady and Edward A Terry Jr

Variance to allow an existing accessory structure (ex. Barn) in front yard of lot one; to allow an existing accessory structure (ex. Barn) greater than 15 feet high on lot one.

HEARING: Tuesday, April 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT C.D. 7
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE: FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 12, 2002

NOTICE OF ZONING HEARING

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CASE NUMBER: 02-359-A

3914 Falls Run Road

W/S Falls Run Road, 1944' SW centerline Liberty Road

2nd Election District – 1st Councilmanic District

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A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Mr. & Mrs. Terry Jr, 3914 Falls Run Road, Randallstown 21133
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 8, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 12, 2002

Mr. & Mrs. Edward A Terry Jr.
3914 Falls Run Road
Randallstown MD 21133

Dear Mr. & Mrs. Terry:

RE: Case Number: 02-359-A, 3914 Falls Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 01, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c Mr. Thomas J Hoff, 406 W Pennsylvania Ave, Towson 21204
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No.: 333, 351, 355, 357, 358, and 359

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers listed above.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

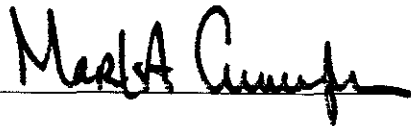
DATE: March 15, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

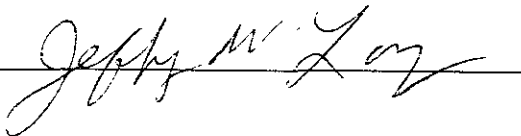
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-331, 02-336, & 02-359

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

_____

Section Chief:

_____

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 359 DT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

KW Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
3914 Falls Run Road, W/S Falls Run Rd,
1944' SW from c/l Liberty Rd
2nd Election District, 1st Councilmanic

Legal Owner: Edward A. & Lady A. Terry
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-359-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioners.



PETER MAX ZIMMERMAN

R. C. 5

E 843,000' E 843,000

C. 5

TO LIBERTY RD.

W 64,500 W 64,500

ROAD

POB

FALLS RUN

SCALE

1" = 200' ±

LOCATION

HARRISONVILLE
HERNWOOD

SHEET

N.W.
8-K

SHEET

N.W.
9-K

DATE
OF
PHOTOGRAPHY
JANUARY
1986

